

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S Slab Bridge Road, 3960' W
of Middletown Road
(21108 Slab Bridge Road)
6th Election District
3rd Councilmanic District
Roger Caras, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-184-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception to permit a kennel (private) on the subject property, in accordance with Petitioner's Exhibit 1.

The Petitioners appeared, testified, and were represented by Bruce D. Brown, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 21108 Slab Bridge Road, consists of 33.7 acres, is zoned R.C. 2., and was recently purchased by Petitioners. Petitioners propose converting one of the old existing barns, which was previously used to house horses, to a kennel facility for their show dogs. Petitioners testified that they have anywhere from 8 to 9 nine dogs at any one time. Testimony indicated the Petitioners will be moving to the subject property in the near future. Mr. Caras indicated for the past 12 years they obtained a private kennel to house their dogs. Petitioners are actively involved with promoting humane care to animals. Mrs. Caras was recently the President and Chairman of the Animal Rescue Fund for East Hampton from 1983 to 1985. Mr. Caras is a special correspondent for ABC reporting news on animals and their environment. Petitioners testified that they do not believe they will house more than 10 adult dogs at any one time. Generally, their past experience has been that 1 or 2 of the dogs they house are rescue cases.

Petitioners further testified that prior to filing the Petition, they discussed their plans with their new neighbors who voiced no objections to their proposal. They indicated that the dogs will be able to roam on the property, which is currently fenced and will have a three-strand electric fence added to prevent their dogs from wandering onto other property. Testimony indicated that Petitioners will not allow the dogs to be let out or left outside any time earlier than 8:00 AM or after 8:00 PM on any given day to insure their neighbors are not disturbed.

Testimony was presented regarding the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). All testimony presented indicated that none of the requirements will be adversely affected. Petitioners further agreed to limit their request to ten (10) dogs at this time. If in the future they feel the need for a greater number, they were advised of their right to re-Petition to request a modification of this hearing and present testimony which will insure that the requirements of Section 502.1 will be met by the increased number of dogs.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the par-

ticular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of November, 1988 that the Petition for Special Exception to use the subject property for a kennel (private), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall have no more than ten (10) adult dogs on the property at any one time. In the

event that any of the dogs have a litter, the puppies, after six (6) months of age, shall either be computed as one of the permitted ten (10) adult dogs or be kept in a separate location away from the subject property.

3) Petitioners shall not permit their dogs to be outside the kennel building or their residence beyond the hours of between 8:00 AM and 8:00 PM. This restriction shall not prevent Petitioners from taking any of their dogs to or from the main dwelling at any time of the day.

4) The granting of this special exception is limited to the time Petitioners own the subject property. Any future owner(s) who intend(s) to use the kennel for more than three (3) dogs must file a new Petition for Special Exception for a determination as to whether or not such use shall continue.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING
Date 11/30/88
By [Signature]

-4-

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-184-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a kennel (private).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and swear that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser and Legal Owners
Roger Caras and Jill Caras
(Type or Print Name)
Signature [Signature]

Legal Owner(s):
Anthony J. Sacco
(Type or Print Name)
Signature [Signature]

Maureen R. Sacco
(Type or Print Name)
Signature [Signature]

21108 Slab Bridge Road
Address
Freeland, Maryland 21053
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bruce D. Brown
Name
Two East Fayette Street (301) 539-6506
Address
Baltimore, Maryland 21202
City and State

21108 Slab Bridge Road
Address
Freeland, Maryland 21053
City and State

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Bruce D. Brown
Name
Two East Fayette Street (301) 539-6506
Address
Baltimore, Maryland 21202
City and State

DESCRIPTION OF PROPERTY

The property, located at 21108 Slab Bridge Road, is a farm situated in an RC-2 zoning district. It contains approximately 33.7 acres of land. The property is improved by a dwelling, large frame barn, small frame barn and auxiliary frame building. The small frame barn (approximate dimensions 24' x 44') is located approximately 210 feet from the northernmost boundary line and 320 feet from Slab Bridge Road.

The Petitioners desire to use the small barn as a private kennel facility for their 8 to 10 dogs. The facility will be used solely for the Petitioners' pets, and will not be used for any public or commercial kennel or boarding purposes. The pets will be restrained and will not roam unleashed upon the property.

SEE ATTACHED PROPERTY DESCRIPTION

EXHIBIT "A"

PARCEL NO. 1 - Lying and being in the Sixth Election District, Baltimore County, Maryland.

BEGINNING FOR THE FIRST thereof at a hickory tree, being the beginning tree of Henry S. Baker, Sr.'s whole tract, and running thence with the outlines of said tract the ten following courses, with two degrees allowance for variation, South 21 degrees East 41-6/10 perches to a stone; South 34-3/4 degrees West 34-1/2 perches to a black oak tree; South 25 degrees East 41 perches to a stone; South 61 degrees West 45-3/4 perches to a stone; South 70-1/2 degrees West 20 perches to a stone; North 19-1/2 degrees West 33-6/10 perches to a chestnut tree; North 17-1/2 degrees West 29 perches to a stone; North 58 degrees East 33 perches to a stone; North 11 degrees West 20 perches to a stone; North 30 degrees West 24-1/2 perches to a stone, thence by a line of division the two following courses, North 22-1/2 degrees East 29-3/10 perches to a stone; South 83 degrees East 49 perches to a stone, thence with the given line of the whole tract of said land South 25 degrees West 13-6/10 perches to the first place of beginning.

Containing 47 acres and 30 perches of land, more or less.

BEGINNING FOR THE SECOND thereof, all that part of a tract of land called Lovely Plains Enlarged and surveyed for Jacob Dennis and Patent granted to the said Dennis on the 29th day of November, 1819, under the Great Seal of the State of Maryland, and described as follows: Beginning for same at a bounded water oak tree standing at the end of the North 56 degrees East 68-1/4 perch line of the whole tract of land aforesaid; running thence North 11 degrees West 21-1/4 perches; North 30-1/2 degrees West 26 perches to a stone marked 'P'; South 46 degrees West 31-1/4 perches to a stone marked 'E'; South 18 degrees East 10 perches to a stone marked 'T'; South 57 degrees West 14 perches to a stone marked 'E'; South 36 degrees West 24 perches to a stone marked 'R'; South 61 degrees West 18 perches to a stone marked 'B' set up in the outline of the whole tract aforesaid; thence with the outline of the whole tract of land aforesaid, the following courses, South 42 degrees East 18 perches; South 87 degrees East 7 perches to a bounded black oak tree; and thence with a straight line to the first place of beginning.

Containing 17-1/2 acres of land, more or less.

SAVING AND EXCEPTING all that lot or parcel of land containing 15.09 acres of land, more or less, mentioned and described in a deed dated June 20, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3715, folio 598, from Angelo Grandinetti and wife to Fenna Leigh Clark and wife.

SAVING AND EXCEPTING ALSO all those two lots or parcels of land mentioned and described in the following:

1. Deed dated February 13, 1968, and recorded among the

Land Records of Baltimore County in Liber O.T.G. No. 4850, folio 65, from Allen E. Troutman, et al, to Baltimore Gas and Electric Company for 1.1 acres of land, more or less.

2. Deed dated January 27, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4959, folio 95, from Allen E. Troutman and wife to Richard J. Ugiansky.

The improvements thereon being known as 21108 Slab Bridge Road.

BEING the same property which by Deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5633, folio 556, was granted and conveyed by Allen E. Troutman and Geraldine E. Troutman, his wife, unto Anthony J. Sacco and Maureen R. Sacco, his wife.

R.C.O.-No. 1
ESTIMATED LENGTH OF HEARING (over)
AVAILABLE FOR HEARING
NON-TEST/REC. - NEXT TWO MONTHS
ALL OTHERS
REVIEWED BY: [Signature] DATE 9-1-88

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Slab Bridge Rd., 3960' W.
Middletown Rd. (21108 Slab
Bridge Rd.), 6th Election Dist.,
3rd Councilmanic Dist.

ROGER CARAS, et ux, Petitioners : Case No. 89-184-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of October, 1988, a copy of the foregoing Entry of Appearance was mailed to Bruce D. Brown, Esquire, Two E. Fayette St., Baltimore, MD 21202, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-184-X

District: 6th Date of Posting: October 28, 1988
Posted for: Special Exception
Petitioner: Roger Caras et ux
Location of property: W/S Slab Bridge Road, 3960' W. Middletown Road
(21108 Slab Bridge Road)
Location of Sign: North west corner of Slab Bridge Road, at entrance
to subject property
Remarks:
Posted by: S. J. Guter Date of return: November 4, 1988
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed special exception to the Zoning Ordinance, Case No. 89-184-X, W/S Slab Bridge Road, 3960' W. Middletown Road (21108 Slab Bridge Road), 6th Election District, 3rd Councilmanic District, Baltimore County, Maryland, on Thursday, November 17, 1988 at 10:30 a.m. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Special Exception: A Kennel
IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT ON THIS DATE, CASE MAY BE RESCHEDULED, CALL 494-3391 TO CONFIRM DATE.

In the event that the above-captioned special exception is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
10/17/88 Oct. 27

CERTIFICATE OF PUBLICATION

TOWSON, MD, October 28, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 27, 1988.

THE JEFFERSONIAN,

S. Zehe Oliver

Publisher

PO 05228
reg M20380
case 89-184-X
price \$ 92.25 T+J

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT ON THIS DATE, CASE MAY BE RESCHEDULED, CALL 494-3391 TO CONFIRM DATE.

Date: 11-2-88

Mr. & Mrs. Roger Caras
47 W. 66th Street
New York, New York 10023

Re: Petition for Special Exception
CASE NUMBER: 89-184-X
W/S Slab Bridge Road, 3960' W. Middletown Road
(21108 Slab Bridge Road)
6th Election District - 3rd Councilmanic
Petitioner(s): Roger Caras, et ux
HEARING SCHEDULED: THURSDAY, NOVEMBER 17, 1988 at 10:30 a.m.*

Dear Mr. & Mrs. Caras:

Please be advised that \$107.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post set(s), to the County Office minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 059008

DATE: 11/17/88 ACCOUNT: R-01-615-000

RECEIVED FROM: Roger Caras AMOUNT: \$ 107.25

FOR: Posting and Advertising 11/17/88 Hearing

VALIDATION OR SIGNATURE OF CASHIER
WHITE - CASHIER PUR - AGENCY YELLOW - CUSTOMER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 7, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 89-184-X
W/S Slab Bridge Road, 3960' W. Middletown Road
(21108 Slab Bridge Road)
6th Election District - 3rd Councilmanic
Petitioner(s): Roger Caras, et ux
HEARING SCHEDULED: THURSDAY, NOVEMBER 17, 1988 at 10:30 a.m.*

Special Exceptions A Kennel (private).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Roger Caras, et ux
Bruce D. Brown, Esq.
File

IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT IN BALTIMORE COUNTY BY 8:30 a.m. ON THE DATE OF THE ABOVE HEARING, SUCH HEARING WILL BE POSTPONED AND TENTATIVELY RESCHEDULED FOR THURSDAY, DECEMBER 22, 1988. PLEASE TELEPHONE DECKY CLEW AT 494-3391 TO CONFIRM DATE.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 30, 1988

Bruce D. Brown, Esquire
2 E. Fayette Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
W/S Slab Bridge Road, 3960' W of Middletown Road
(21108 Slab Bridge Road)
6th Election District - 3rd Councilmanic District
Roger Caras, et ux - Petitioners
Case No. 89-184-X

Dear Mr. Brown:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

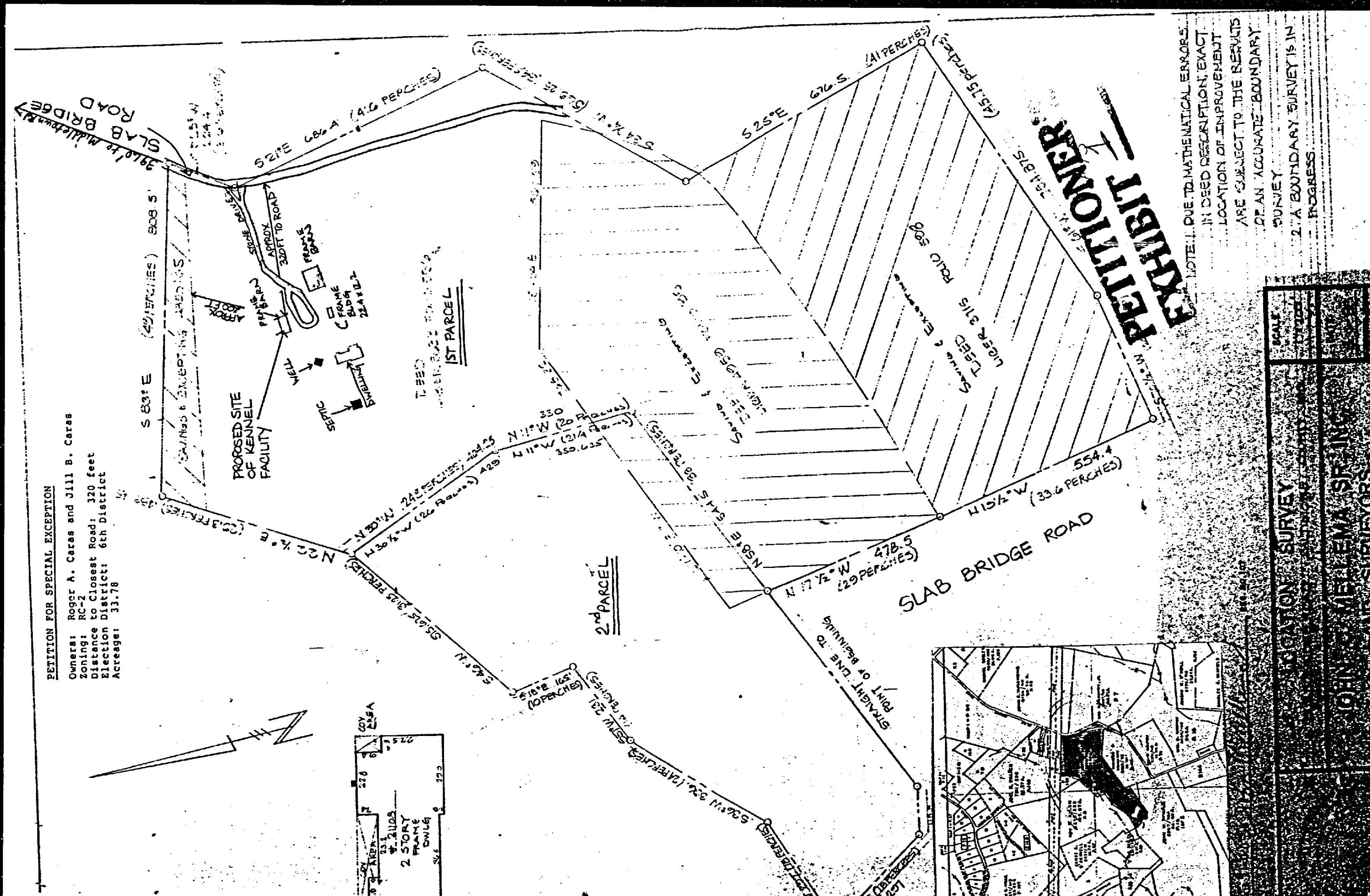
Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File



89-184-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
21st day of September, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Petitioner: Roger Caras, et ux
Petitioner's Attorney: Bruce D. Brown
Received by: *James F. Brown*
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

September 28, 1988



Dennis F. Rasmussen
County Executive

Re: Property Owner: Roger Caras, et ux

Location: NS Slab Bridge Road, 3960' W. of Middletown Road
21108 Slab Bridge Road

Item No.: 95 Zoning Agenda: Meeting of 9/20/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 2, 1988

COUNTY OFFICE BLDG.
111 E. Chestnut Ave.
Towson, Maryland 21204

000

ADDRESS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Bruce D. Brown, Esquire
Two East Fayette Street
Baltimore, Maryland 21202

RE: Item No. 95 - Case No. 89-184-X
Petitioner: Roger Caras, et ux
Petition for Special Exception

Dear Mr. Brown:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JSD:drt

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

October 11, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

RECEIVED ZONING OFFICE
DATE: *11/14/88*

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 55, 93, 94, 95, 96, 98, 99, 100, & 101.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF:lab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

TO: _____

Date: November 14, 1988

Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-179-A (Bent Real Estate); 89-181-A (Rudie/Davison);
89-182-A (Tallaguen); 89-184-X (Caras); 89-193-A (Waldorf)

The Office of Planning and Zoning has no comment on the above listed projects.

PZ/sf

CPS-008

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim B. Caras
Angus A. Caras
Bruce D. Brown

2108 Slab Bridge Rd. Towson, MD 21204
"
2 E. Fayette St. BALTO MD 21202

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 25, 1992

Cynthia K. Hitt, Esquire
Siskind, Burch, Grady & Rosen
Jefferson Building
2 East Fayette Street
Baltimore, MD 21202

RE: Subdivision Potential
Robert Caras Property
06-02-066362
6th Election District

Dear Ms. Hitt:

Your letter dated February 4, 1992 has been forwarded to me for response. Based on the information provided with your letter and our research, the following conclusions have been drawn:

1. The entire property is currently zoned R.C.-2 with a special exception for a kennel (#89-184-X).
2. The property was recorded as two separate parcels prior to November 25, 1979 and, therefore, has the right of one subdivision on each parcel (total of 4 lots).
3. That when a preliminary plan showing the proposed subdivision has been completed, this office should be contacted to determine if a special hearing to amend the special exception is required.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Catherine A. Milton".

Catherine A. Milton
Planner I

CAM:scj

